



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-48 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 24.32 Acres of Real Property Located at 1 Convoy Drive, from General Commercial (C-2) to Heavy Industrial (M-2).

Submitted By: Chris Tabor, Principal Planner

Date: August 20, 2024

Issue Statement

Convoy of Hope has requested to change the Zoning Classification of approximately 24.32 acres of property located at the 1 Convoy Drive from General Commercial (C-2) to Heavy Industrial (M-2).

Discussion and/or Analysis

The subject property is currently vacant.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive Rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

- **Coordination with Infrastructure Goal 3:** Encourage the redevelopment and integration of the former Brookline area.
 - **Objective 3B:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

The Rezoning of this parcel is consistent with City's Adopted Plans.

Compatibility with Surrounding Land Uses

The subject property is adjacent to the following zoning districts:

- Greene County Zoned Agriculture (A-1) to the North across W FR 144;
- Heavy Industrial (M-2) to the East;
- General Commercial (C-2) zoning to the South and West;



The property is part of the Convoy of Hope campus, the rest of which is zoned Heavy Industrial (M-2). The requested zoning district, Heavy Industrial (M-2), is consistent with use of adjacent property.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

City Water and Sewer systems have capacity to serve this property if the application is approved.

City of Republic water and sewer infrastructure is currently onsite for the greater Convoy of Hope complex.

Effluent would gravity to the Evergreen Lift Station to the North to Brookline North Lift Station, to Brookline South Lift Station, to Mcelhaney Lift Station and then to the Wastewater Treatment Facility.

The water system, named Lift Station, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

A Traffic Impact Study (TIS) was not required for this property. The City is evaluating a number of possible ways to address future traffic needs in the area and these efforts will involve participation or input from a number of businesses utilizing the roads in and around the Brookline Business Park. Improvements will need to be made as part of a larger concerted effort that takes into account the eventual full area buildout for COH and other occupants.

Floodplain: The subject parcel **does not** contain any areas of Special Flood Hazard Area (Floodplain).

Sinkholes: The subject property **does not** contain any identified sinkholes.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses, and able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**